

017.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

740,100 / 740,100

740,100 / 740,100

740,100 / 740,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROUGHTON DENNIS/JILL
Owner 2:	
Owner 3:	

Street 1: 118 MARY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FINNEGAN MARY ELEANOR-ETAL -

Owner 2: FINNEGAN TERESA M -

Street 1: 118 MARY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,005 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6005		Sq. Ft.	Site		0	80.	1.00	1									480,121						480,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6005.000	260,000		480,100	740,100		12328
							GIS Ref
							GIS Ref
							Insp Date
							05/05/09


Patriot
Properties Inc.
USER DEFINED

Prior Id # 1:	12328
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:04:03
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,200	0	6,005.	480,100	740,300	740,300	Year End Roll	12/18/2019
2019	101	FV	210,300	0	6,005.	510,100	720,400	720,400	Year End Roll	1/3/2019
2018	101	FV	210,300	0	6,005.	372,100	582,400	582,400	Year End Roll	12/20/2017
2017	101	FV	210,300	0	6,005.	324,100	534,400	534,400	Year End Roll	1/3/2017
2016	101	FV	210,300	0	6,005.	276,100	486,400	486,400	Year End	1/4/2016
2015	101	FV	197,200	0	6,005.	270,100	467,300	467,300	Year End Roll	12/11/2014
2014	101	FV	197,200	0	6,005.	222,100	419,300	419,300	Year End Roll	12/16/2013
2013	101	FV	197,200	0	6,005.	211,300	408,500	408,500		12/13/2012

Parcel ID 017.0-0004-0011.0

!1480!

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FINNEGAN MARY E	35495-485		5/20/2002	Estate/Div	285,000	No	No		
	8907-334		1/1/1901			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2004	680	Addition	17,000	C		G6	GR FY06	SMALL ADD, EXP 3 S
6/1/2003	424	Wood Dec	3,000			G6	GR FY06	16X14

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
4/5/2005	Permit Visit	BR	B Rossignol
9/30/1999	Meas/Inspect	243	PATRIOT
10/1/1981		CM	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	5 - Cape	Full Bath:	1	Rating:	Good		
Sty Ht:	1H - 1 & 1/2 Sty	A Bath:		Rating:			
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	3 - BrickorStone	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	2 - Clapboard	A HBth:		Rating:			
Sec Wall:		OthrFix:		Rating:			
Roof Struct:	1 - Gable	RESIDENTIAL GRID					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Good	Level	FY LR DR D K FR RR BR FB HB L O
Color:	BLUE	A Kits:		Rating:		Other	
View / Desir:		Frpl:	1	Rating:	Good	Upper	
GENERAL INFORMATION		WSFlue:		Rating:		Lvl 2	
Grade: C - Average		CONDOS INFORMATION					
Year Blt:	1948	Eff Yr Blt:	Location:				
Alt LUC:		Alt %:	Total Units:				
Jurisdict:	G6	Fact:	Floor:				
Const Mod:			% Own:				
Lump Sum Adj:			Name:				
DEPRECIATION		REMODELING		RES BREAKDOWN			
Actual Blt: 1924		Exterior:		No Unit	RMS	BRS	FL
Int'l Blt: 1924		Interior:		1	5	2	
Const Mod:							
Lump Sum Adj:							

The sketch shows a rectangular footprint with various dimensions labeled. The main dimensions are 22 units wide by 19 units deep. A central garage is labeled 'GAR 22 (198)'. To the right is a 'WDK (304)' area. On the left side, there's a 'HST' area. The front entrance is labeled 'FFL (216)'. The overall sketch is a detailed floor plan with specific room sizes and locations.

INTERIOR INFORMATION

Avg Ht/FL:	STD	Phys Cond:	GD - Good	18.
Prim Int Wall:	2 - Plaster	Functional:		
Sec Int Wall:		Economic:		
Partition:	T - Typical	Special:		
Prim Floors:	4 - Carpet	Override:		
Sec Floors:		Total:		18.6

SALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.34444439
Const Adj.:	0.97029907
Adj \$ / SQ:	136.974
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319406
Depreciation:	59409
Depreciated Total:	259996

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	136.97	
Special Features:	0	Val/Su Net:	90.34	
Final Total:	260000	Val/Su SzAd	171.96	

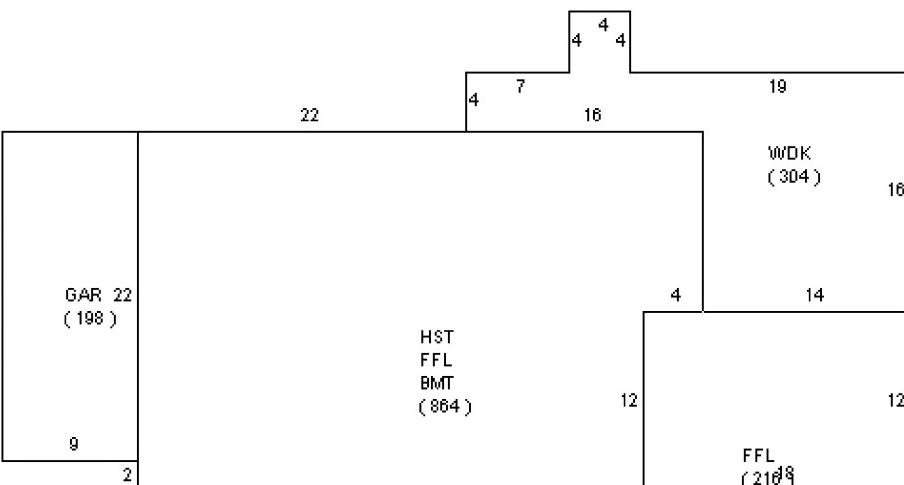
MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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SKETCH



SUB AREA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,080	136.970		147,932						
BMT	Basement	864	41.090		35,504						
HST	Half Story	432	136.970		59,173						
WDK	Deck	304	9.010		2,740						
GAR	Garage	198	26.810		5,308						
Net Sketched Area:		2,878	Total:		250,657						
Size Ad	1512	Gross Are	3310	FinArea	1512						

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

